

**Technical Review Committee Meeting
Wednesday, April 21, 2021
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:

Jim Urban- Oldham County Planning and Development Services
Amy Alvey - Oldham County Planning and Development Services
Tom McIntyre - Oldham County Planning and Development Services
Matt Tolar - Oldham County GIS
Chief Greg Smith- Oldham County Police
Jim Silliman - Oldham County Engineer
Derek Schade- Oldham County Engineer
Michael Williams – Oldham County Board of Education
Charlie Ward-Oldham County Health Department
Hewitt Brown-North Oldham Fire Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

21-004 Rose Island Subdivision—14000 Block of Harmony Village Rd, Prospect

Preliminary Subdivision Plan (94 Lots)
Applicant – Canfield Realty & Development
Engineer- Land Design & Development, Inc.

Paul Whitty, Bardenwerper, Talbott & Roberts 1000 Hurstbourne Parkway, Suite 100, Louisville, was present to introduce the applicants and design team.

Mike Hill, Planner, Land Design & Development, 503 Washburn Avenue, Louisville, was present to speak on behalf of the application.

- Gave an overview of the proposed subdivision plan including current zoning, site layout, subdivision layout and stormwater flow.

Agency Comments:

Tom McIntyre– Oldham County Planning & Development Services

- See attached comments.
- Read comments from Kentucky Transportation Cabinet:
 - It is unknown to me at that this time whether a Traffic Impact Study is warranted along Rose Island Road (and subsequently KY-1793). Should the development be required to submit a Traffic Impact Study for the State it will be performed according to our rules and regulations.
 - The State prefers to minimize access points to its roadways as they become points of conflict with the mainline traffic.
 - A Traffic Impact Study would determine whether or not improvements (i.e. turn-lanes from Rose Island Road) to Rose Island Road are needed based on the Level of Service Determination. Level of Services are given grades...A, B, C, etc.... and anything at a Level C or better I can only recommend that improvements be made as the road is operating at an acceptable level. Anything at

or below a Level D essentially says that the developer would have to make roadway improvements.

- The State would only be responsible for lane closures/road closures along Rose Island Road should any work along this road need to be performed. Typically, our hours for allowing these types of closure are: Mon-Thurs: 9am-3pm & 8pm-6am the following morning; Friday: 9am-3pm & 8pm to 6am Monday morning (so they can work all weekend unobstructed).
- Trees in the State R/W should remain unless roadway widening/improvements are needed or they are deemed a safety hazard.

Hewitt Brown– North Oldham Fire Department

- Request that all fire hydrants be shown on the plan so they can be put into the GIS mapping system.
- Requests a fire hydrant at the subdivision entrance.
- Harmony Village Road should be kept in good condition during construction so fire and emergency serviced can still be provided.
- Improvements Rose Island Road would be beneficial to the fire department as well.

Charlie Ward– Oldham County Health Department

- Performed a site evaluation on March 5, 2021 and the soils are suitable for septic systems.
- An individual site evaluation will be performed for each lot to ensure the system is sized correctly for the home.
- Septic systems have required setbacks from wells: tank is 20' and lateral lines are 70'.

Michael Williams – Oldham County Board of Education

- Project will net 46 students and will go to Harmony Elementary, North Oldham Middle School and North Oldham High School. Campus capacity is 91.4% which allots the development 35 building permits per year.

Derek Schade – Oldham County Engineer's Office

- See attached comments.

Matt Tolar – Oldham County GIS

- Will need to coordinate with him on street names and addresses.
- Reminded applicant to work with USPS regarding cluster mailboxes.

PUBLIC COMMENT:

Bill Schmitt, Harmony Village HOA, stated the following:

- Submitted a letter outlining questions to be answered by agencies in advance of the meeting and feel that they all have not been addressed. See attached letter.
 - Tom McIntyre stated that the letter was sent out to all agencies and the applicant.

- Kevin Young, LD&D, stated that they will provide written responses prior to the Planning Commission meeting.
- Hewitt Brown, NOFD, stated that he supports the notion of having a second ingress/egress point on Rose Island Road.
- Stated he had the following concerns:
 - Traffic on Rose Island Road during construction and after full development of the property.
 - Emergency vehicles access to existing homes during construction.
 - Existing stormwater runoff and drainage is a problem for the current community and proposed development will only add to the issues, including Huckleberry Creek.
 - Seasonal flooding will add silt to the proposed detention basins and culverts.

Tom Douglas, 1918 Rivers Landing Drive, stated the following concerns:

- Existing stormwater runoff issues.
- Increase in stormwater runoff from the proposed development will increase their flooding issues and the level of their lake.
- Increase of traffic on Rose Island Road.

Magistrate Brent Lykins, 1522 Goshen Lane, stated the following concerns:

- Traffic concerns during construction.
- Development should be on sewers not septic due to proximity to wastewater treatment plant.
- Development will not come to Fiscal Court because it is zoned appropriately for single-family homes.
- Neighbors need to understand that the detention basins are not maintained by the County and are the responsibility of the HOA.
- Asked Amy Alvey to go over the procedures and next steps for the project.
 - Amy Alvey stated that the next step is for the applicant to apply for a Preliminary Subdivision Plan that will be approved or denied by the Planning Commission, which is a public hearing.
 - If you received notice of the TRC meeting you will also receive all future correspondence regarding this project.
 - Jim Urban gave an overview of sewers vs. septic. With sewers the density increases significantly to off-set the cost of installing sewer lines and pump stations.

While understanding that it is not a requirement, Bill Schmitt made a request to the developer to provide a business analysis of sewer vs. septic for the project and that it be submitted to the neighbors.

Charlie Ward, Oldham County Health Department, stated that the septic system is sized based off the number of bedrooms so the larger the home, the larger and more expensive the septic system would be. Also, by code, if sewers were to be run down Harmony Village Road and any home that was served by septic and their system failed, they would be required to connect to sewers.

David Graves, 13801 Fairway Lane, stated the following concerns:

- Proposed development is better than prior plans but has concerns with traffic, construction traffic and wear and tear on the roads.

Jim Welch, 11811 Covered Bridge Road, representing his mother, Jane Welch, who lives at 2001 Rose Island Road stated the following concerns:

- Is a balancing act between water quality and density.
- Asked that the stormwater review be done in great detail due to the existing problems in the area.

Jeff Schutz, 14404 Oldham Acres stated the following concerns:

- Increase in traffic on narrow roads.
- Traffic study should be required.
- Hwy 1793 is deteriorating, and down trees cause traffic issues for normal traffic and emergency vehicles.
- Asked for more police presence in the area for speeders.
- Additional stormwater concerns.
- Construction vehicles and delivery vehicles will be too dangerous on Rose Island Road and suggested possibly widening Mayo Lane to have construction traffic enter from that intersection.

Ken McMillian, 1118 Riverside Drive stated the following concerns:

- In favor of the development compared to the 300 homes proposed by a previous developer.
- The developer does great work and builds beautiful homes.
- Homes along Riverside Drive are much smaller and are on septic systems with no issues.
- Rose Island Road is a major concern regarding traffic and safety. Questioned if KYTC had any plans to widen Rose Island Road as it has been done in Jefferson County and what pressure can be put on the State.
 - Jim Urban responded that he is unaware of any long-term improvement plan for Rose Island Road as he is involved in the long-range planning process at KIPDA.

Joyce Bannon, 14513 Oldham Acres Road, stated the following concerns:

- Concerns of increased drainage on Oldham Acres Road and to Huckleberry Creek.
- Culverts are inadequate to maintain the stormwater and box culverts would help with debris.
 - Jim Urban responded that an engineering firm did a preliminary study to see what would have to be done to improve the drainage flow and roadways at Oldham Acres Drive and Harmony Village. The study found that elevating the roadways would allow box culverts to open up more which would extend the evacuation time for residents before the roadway became inundated with water. The project was estimated around 1.8M and FEMA grants were applied for but not awarded.

Denise Ragland, representing her mother who lives at 1301 Rose Island Road, Jo Ann Miller, stated the following concerns

- Questioned if the two ponds at the front of the subdivision were going to be used as detention basin, who maintains them, what is the water source feeding them and what is being done to prevent algae in the ponds.
 - Kevin Young responded that the ponds are for esthetic purposes but will hold some of the stormwater from the roadway. The ponds will be lined and have not discussed how to supplement them during the dry season. There will be aerators in the ponds to circulate water to help with algae, but main purpose is for esthetics of the signature entrance.

Gia Baker, 14059 Oldham Acres Road, stated the following concerns:

- Drainage and flooding concerns especially as the creek runs through her property.
- Capacity of detention basins to handle flooding events.
- Buffer will not be adequate to screen the proposed large homes and will change the character of the neighborhood.

Ty Harrison, 2926 E Hwy 42, representing Hardscuffle, Inc. and American Life, stated the following concerns

- Asked for input of what the community and county can do to get the State to improve Rose Island Road regarding safety and drainage.
 - Jim Urban responded that the County Engineer and Planning & Development staff can advocate for long range improvements. Short term improvements would be improvement that could be done by the state road maintenance department.

Geoff Schutz spoke again regarding the following:

- Asked the county to advocate to the state for improvements and widening of Rose Island Road.
 - Jim Urban responded that staff does work closely with the state and that applicant is responsible for their proportional share. If trees that have nicks on them from mirrors, due to their location to the roadway, are removed, then it would or could change the character of the area so there is a trade-off of doing safety and widening improvements.
- Asked if Mayo has been looked at to be widen and used as a cut-through.
 - Jim Urban responded that it has not and should not be in his opinion. Highway 1793 and Rose Island Road bear the most traffic and should be the area looked at.
- Highway 1793 is continuously falling apart so what can be done with the state to get it improved.
 - Jim Urban responded that during a recent meeting road project for Oldham County were reviewed and prioritized. It was determined that Hwy 1793 and Hwy 524 have similar conditions affecting them such as rockslides and stormwater undermining the roadway. Both of those roads are on the radar for improvements if we can find that large sum of money that it will take to do those improvement projects.
- Requested Chief Smith have more patrol in the area and in the subdivisions.

- Chief Smith responded that there are not many accidents on those roads and police presence is concentrated in areas where more accidents and incidents occur. He will pass along the concerns and see about more patrol in the area.

Ken McMillian spoke again regarding the following:

- Suggested the name of the subdivision road be Foster Farm Road in honor of the family.

Tom Samuels, 1700 Rivercrest Court, stated the following concerns:

- Asked for clarification of the school capacity numbers.
 - Michael Williams responded that the developer would be allowed to have 35 building permits per year at time of record plat and explained the formula used to calculate that number.
- Can anything be done to restrict traffic on Mayo Lane.
 - County Engineer Jim Silliman stated that Mayo Lane is a public road and traffic cannot be restricted from it. Speed bumps are not allowed on county road either.

John Blume, 14509 Oldham Acres Road, stated the following concerns:

- Major concerns are road safety, drainage, and increased buffer between neighboring properties.

Renee McQuillien, 1700 Victory Court, stated the following concerns:

- Road safety is major concern as telephones poles are too close to the edge of the roadway.
- Increase of traffic on Highway 42 into Jefferson County and questioned if there were plans to address that.
 - Jim Urban responded that there is a current project to widen and have a constant turn lane from the Jefferson County line to Ridgemoor Drive. However, there is one property owner suing the transportation cabinet regarding right-of-way acquisition which is delaying the project at this time.

End of Public Meeting

Meeting adjourned at 2:19 p.m.



**Technical Review Committee (TRC)
Wednesday, April 21, 2021 1:00 PM
Fiscal Court Bldg
2nd Floor, Fiscal Court Room**

AGENDA

Approximate start time is 1:00 PM.

**21-004 Rose Island Road Subdivision – 14000 Block of Harmony Village Road,
Prospect**

Preliminary Subdivision Plan (94 Lots)
Applicant – Canfield Realty & Development
Engineer- Land Design & Development, Inc.

Technical Review Committee Meeting

WEDNESDAY, April 21, 2021

Public Meeting at 1:00 p.m.
2nd Floor Courtroom, Fiscal Court Building
100 W. Jefferson Street, LaGrange, KY 40031

The following were present at the TRC Meeting:

✓	Charlie Ward Oldham County Health Department
	Jonathan Micka Kentucky Transportation Cabinet
	Corey Rusnak LaGrange Public Works
	Zach Mischler Shelby Energy Co-op
	Delana Gideons Louisville Gas & Electric
	Scot Treece LaGrange Utilities Commission
	Russ Rose Oldham County Water District
	Eric Pruitt Louisville Water Company
	Kevin Gibson Oldham County Sewer District
	Brad Selch Metropolitan Sewer District
✓	Michael Williams Bd of Ed - Pupil Personnel
	Tim Pfaff Bd of Ed - Director of Transportation
	Clark Sanders/Robert Basham AT&T
	Stephen Fante Ballardsville Fire Dept.
	Keith Smith LaGrange Fire & Rescue Dept.
	Bob Hamilton Pewee Valley Fire Dept.
	Jeff Pence Westport Fire Dept.
	Kevin Tyler Harrods Creek Fire Dept.
✓	Hewit Brown North Oldham Fire Dept.
	Edward Turner South Oldham Fire Dept.
	Kevin Grudy Worthington Fire Dept
	Kenney Shives US Postal Service

[illegible]

Oldham County Technical Review Committee - Sign In Sheet

[illegible]

Email address

[illegible]

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JUDGE-EXECUTIVE
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KEVIN NUSS
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OLDHAM COUNTY
PLANNING & DEVELOPMENT SERVICES
100 WEST JEFFERSON STREET, SUITE 3, LAGRANGE, KENTUCKY 40031
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April 21, 2021

Mike Hill, AICP
Land Design & Development
503 Washburn Avenue #101
Louisville, KY 40222

Re: Canfield – Rose Island Glenn

I have reviewed the preliminary subdivision plan submitted dated March 31, 2021 and have the following comments:

1. Provide the ROW for Riverside Drive, Harmony Village Road, Mayo Lane & KY. Hwy. 1793.
2. The plan shows the roadway north of the proposed site as Harmony Marina Road, GIS shows the roadway as Old 1793 & the record plat for River Landings shows the roadway as Victory Lane. Please verify.
3. Show proposed ROW for proposed streets (proposed roadway cross-section shows 50'-60'). Please verify.
4. Provide street grades and elevations at street intersections.
5. Provide radius of cul-de-sac bulbs.
6. Provide curb radius for proposed streets.
7. Show any access points designated for use by construction vehicles (show in legend as hatched but not shown on the plan).
8. Notate the location and size of water mains, gas lines and locate fire hydrants on surrounding streets.
9. Remove "proposed sanitary sewers" from the legend.
10. Provide soil types as this site will be served by septic systems.
11. Notate length of shared property line between lots 1 & 2 of Tract 2.
12. Notate length of westerly property line on residual Tract 3.
13. Revise the front building setback line on Lot 8 & 41 / Tract 1 to reflect the minimum lot width of 150' for lots under 2.5 acres.
14. Revise the front building setback line on Lots 18, 19, 40 & 42 / Tract 1 to reflect the minimum lot width of 300' for lots of 2.5 acres or more.
15. Revise the front building setback line on Lot 24 / Tract 2 to reflect the minimum lot width of 150' for lots under 2.5 acres.
16. Revise the front building setback line on Lots 11 & 23 / Tract 2 to reflect the minimum lot width of 300' for lots of 2.5 acres or more.
17. The two proposed detention basins are located within the 100-year flood plain. Please verify this is allowable per the Oldham County Engineers Office.
18. Notate the direction of storm water flow.
19. Clearly show the location of the 100 year flood-plain (use heavier line weight).

20. Revise #7 under General Notes to read "...per FEMA Map 21185C0090D dated March 23, 2021".
21. Clearly notate the size and location of Huckleberry Creek and any other tributaries.
22. Notate other natural features which might be affected by the proposed subdivision, if applicable.
23. Notate that the conservation areas will be regulated by River Fields and will be deed restricted.
24. Show and label the areas of substantial existing trees including a general description of their type and size.
25. Please clarify whether the contours are two or five feet.
26. Show addresses for existing properties on Harmony Village Road.
27. Revise APO for 14117 Harmony Village Road to "Robin L. & John Paul Straub / D.B. 1235, Pg. 320".
28. Add "1001 Riverside Drive" to the northerly APO labeled "Mark T. & Michelle T. Mosier, P.B. 814, Pg. 158".
29. Please show the proposed locations of the cluster mailbox units (CBUs).
30. Revise the name of the proposed subdivision to "Rose Island Glenn" per the neighborhood meeting.

Sincerely,



Thomas R. McIntyre
Senior Planner

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OLDHAM COUNTY FISCAL COURT

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April 20, 2021

Oldham County Planning and Development Department
100 West Jefferson Street, Suite 3
LaGrange, KY 40031

Attn: Mr. Thomas McIntyre

Re: Rose Island Road Subdivision – Technical Review Committee (TRC) Engineering Review

Dear Mr. McIntyre:

I have reviewed the plan sheet dated 4/5/21 submitted for TRC review and have the following comments:

1. Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
2. As a result of the location of development in relation to the 100 -Year Floodplain, the applicant shall obtain the necessary permits from the U.S. Army Corps of Engineers (USACE), KYDOW, and Oldham County Floodplain Coordinator. In addition, based on USGS's The National Map, there appear to be two intermittent blue line streams and one perennial blue line stream within the development. Necessary permits from the USACE and KYDOW regarding these streams shall be acquired by the applicant.
3. According to the Preliminary Subdivision Plan, two detention basins are being located within the 100-Year Floodplain. The applicant is required to verify these basins meet the detention requirements of the Oldham County post-construction runoff ordinance. Discussion with the applicant and their engineers indicated "compensation basins" to address this matter.
4. The applicant should specify the type of buffer indicated along Harmony Village Road (i.e., Landscape Buffer Area (LBA), Do Not Disturb Buffer, etc.).
5. We observed several long runs (600' – 800' lengths) between catch basins on the same side of the road. We understand this plan is preliminary and request construction plans submitted to the Oldham County Engineering Department for review include appropriately designed

Re: Rose Island Road Subdivision
Technical Review Committee (TRC) Engineering Review

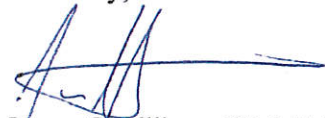
April 20, 2021

storm sewer system accompanied with typical calculations including but not limited to gutter spread calculations.

6. Update Erosion Control Notes shall be updated as indicated on the red-lined plans.
7. Based on the number of lots in this development it is a reasonable assumption that the number of peak hour trips generated by the site is 94 trips. Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an ADT of 2063 in 2017 on Rose Island Road near the project location. Based on these values, a Traffic Assessment is required in accordance with Oldham County Subdivision Regulations. The results of the Traffic Assessment (TA) may warrant a Traffic Impact Study (TIS) or the applicant may have a TIS completed in lieu of the TA in advance.
8. Based on review of the Preliminary Subdivision Plan, it appears that improvements to Harmony Village Drive are incorporated in the plan between Rose Island Road and the two proposed subdivision entrances. Improvements should include repair of any damage to Harmony Village Drive pavement resulting from construction traffic.
9. We will continue coordination with the applicant and KYTC initiated in the pre-application meeting for this project regarding potential improvements to Rose Island Road.

Let me know if you have any additional questions concerning this review.

Sincerely,



James G. Silliman III, P.E. (Jim)
Oldham County Engineer



Harmony Village, Inc.
Homeowners Association

April 19, 2021

Mr. Thomas McIntyre, Senior Planner
Oldham County Planning & Development Services
100 West Jefferson St. Suite 3
LaGrange, KY 40031

Mr. McIntyre

On 13 April 2021, Mr. Steve Canfield and associates hosted a WebEx on-line public meeting to introduce a proposed development (21-004 Rose Island Road Subdivision) to interested parties. From that meeting the attached preliminary queries have been consolidated from among residents of the affected communities. Input was received from members of the Harmony Village Home Owners Association, the Oldham Acres Homeowners Association, and other affected neighbors. The queries and concerns represent approximately 150 properties and residences along Riverside Drive, Oldham Acres Road, Huckleberry Lane, Oaks Way, Harmony Village Road and South Rose Island Road. These properties and their owners are adjacent to or affected by the introduction of the subdivision into our communities.

The Technical Review Committee meeting for this development is scheduled for 21 April 2021 at 1PM. The attached written queries are being submitted in advance (by email) to the Technical Review Committee (TRC) via you so that they may be addressed during the 21 April meeting in conjunction with the various reports from the Oldham County government agencies and private agencies that will be providing assessments of the proposed development's service requirements and adherence to Oldham County ordinances and regulations.

Please convey the queries to the appropriate cognizant agencies with a request that they be specifically presented and addressed during the TRC meeting. Per the TRC meeting description, we understand that time will be set aside for attendees to ask additional questions and offer comments. We expect that providing these advance written questions will facilitate efficient presentation and discussion.

Thank you in advance for this opportunity. If there are questions regarding the attached queries, please direct them to me, and I will endeavor to promptly respond in advance of the meeting.

/Signed/

William A. Schmitt

Vice President, Harmony Village Home Owners Association

502-409-9523

William.a.schmitt@gmail.com

Attachment

Canfield Subdivision Development
Community Queries for Oldham County Technical Review Committee Meeting
April 21 2021

Traffic Considerations

There are numerous community concerns and significant issues regarding traffic aspects associated with the addition of the subdivision.

1. Please confirm that a formal traffic study meeting the standards of Oldham County Comprehensive Zoning Ordinance - Section 320 Access Management Design Standards will be performed for this proposed development. Please confirm that the traffic study will encompass all traffic-affected roadways to include KY1793, Rose Island Road (KY3222), Riverside Drive, Harmony Village Drive, Oldham Acres Road, and all intersections including with US 42 and Harmony Landing Road. Considering the nature of Rose Island Road, traffic safety should be a major component of the study. The study should address both the construction period and the long term following subdivision completion. Please discuss the preliminary findings of the traffic study to date. The community requests to be provided a copy of this study when completed and concurrent with the developer's Planning Commission Filing and well in advance of the Planning Commission hearing.
2. The entrances to the development off of Harmony Village Drive and their close proximity to Rose Island Road present a high volume traffic choke point. Will the developer (and county and state) consider addition of a second entrance to the subdivision on to Rose Island Road or north out to Harmony Landing Road? A second entrance would provide alternate access for emergency and service vehicles, an alternate entrance and exit for subdivision residents, and would ease traffic pressure at the Rose Island Road/Harmony Village Road intersection and along Harmony Village Road at the subdivision entrances. During construction, this alternate entrance would also reduce congestion and traffic stops at the intersections of Rose Island Road/Harmony Village Road and Harmony Village Road/subdivision entrances. Please discuss the feasibility and alternatives to this community recommendation.
3. In the absence of improvement, the intersection of Harmony Village Road and Rose Island Road (KY3222) will become a choke point at peak traffic times due to through-traffic from both directions slowing or stopping to allow turn off on to Harmony Village Road. Please discuss what changes have been considered to address this likely condition at this intersection? For example has consideration been given to the addition of a center turn lane on Rose Island Road at this intersection to expedite thru traffic on Rose Island Road? As a minimum, the existing Harmony Village Road aprons at the intersection require upgrade as they are currently too narrow such that momentary intrusion into the oncoming traffic lane is necessary when turning on to Rose Island Road.

Canfield Subdivision Development
Community Queries for Oldham County Technical Review Committee Meeting
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4. Please discuss what measures Oldham County will require the developer to institute, for the duration of the construction period, to keep Rose Island Road (KY3222) and Harmony Village Road in usable condition considering the inevitable damage and deterioration that will occur from large heavy vehicle construction traffic? Please also discuss the measures that Oldham County will require of the developer to constraint construction and contactor traffic to the construction entrance and off of community roads and also) and also manage potential diversion of public traffic on to Oldham Acres Road and Riverside Drive (to avoid the construction zone). Please discuss how these measures will be monitored and enforced for the duration of the construction period.

Impacts of Subdivision on Area Storm Water Runoff, Drainage and Flooding

There are numerous community concerns and significant issues with storm water runoff, drainage and seasonal flooding that are potentially exacerbated by the introduction of the subdivision to the area. Please discuss the details of subdivision design features which address these concerns to include:

1. Storm Water Detention Basins

- a. The subdivision preliminary plan proposes two detention basins in open tract areas to carry storm water runoff from the subdivision. The basins appear to discharge into the open tract low lying areas and therefore create additional runoff into Little Huckleberry Creek which is the existing natural drainage path across the entire subdivision parcel. Little Huckleberry Creek is notoriously poor draining and often has stagnant water conditions. The creek no longer drains to the north as it did before the Rivers Landing development construction, which together with the detention basins may, create a stagnant water condition. Moreover, the additional concentration of development storm water runoff into Little Huckleberry Creek may create localized flooding on the downriver end where low lying residences have little margin to being flooded. Will the developer or Oldham be undertaking improvements to Huckleberry Creek drainage to address these conditions?
- b. These detention basins are located in the low-lying flood prone area such that they will likely become ineffective during seasonal flooding conditions when this creek begins backing up from the river. As flood waters rise, vehicular access to first Oldham Acres Road, and then Harmony Village Road and lastly to all of Riverside Drive is cutoff due to backflow of Little Huckleberry Creek all while homes along Riverside Drive are being inundated with flood water. In this seasonal circumstance when flooding recedes, flotsam and jetsam debris remains along Little Huckleberry Creek, clogging road culverts. For the new

**Canfield Subdivision Development
Community Queries for Oldham County Technical Review Committee Meeting
April 21 2021**

detention basins in these low lying open areas, clogging of the basin discharges and the feeder lines from the subdivision with debris as well as silt deposition from the flood waters is likely to occur. Even under nonflooding conditions the detention basins have the potential to become shallow "boggy" ponds of standing stagnant muddy water. Moreover, the silting and mud deposition that naturally accompanies flood water will in short order fill in the detention basins, rendering them totally ineffective for their intended function. Please discuss how the detention basin concept will not fail to function as intended during these circumstances. Please also confirm that the developer will be required to post a development bond for post construction correction of drainage defects as required by Oldham County OLDHAM COUNTY ORDINANCE NO. 16-830-348.

- c. Residents along the lower end of Oldham Acres Drive near Riverside Drive are concerned about existing drainage problems in that area which could be exacerbated by the proposed subdivision storm water runoff control plan (detention basins). Besides Huckleberry Creek, there are several other unnamed creeks in that area which will likely become overwhelmed by the aggregated outfall from the Tract 1 detention basins during heavy rain conditions causing frequent uncontrolled local flood conditions because the detention basin discharges directly to the already low lying area rather than being controlled and conducted to a discharge point closer to the river at a lower elevation. Please discuss how these concerns will be resolved by drainage management design and new and features. Are there other alternatives that the developer or Oldham County can implement to address these longstanding community problems?

2. Area Storm Water Runoff and Drainage Problems (Oldham County)

Other areas of storm water runoff that cause long-standing recurrent transient traffic hazards and disruptions, which, left uncorrected, will continue to plague the existing community and detract from the desirability and appeal of the proposed "high end" residences to potential buyers when they become known. While perhaps not a direct responsibility of the developer, should the subdivision development be approved by the county, then the County incurs an obligation to address and fund correction of these longstanding issues if they will be directly exacerbated by the introduction of the subdivision. Examples include:

- a. Heavy storm water runoff from Huckleberry Hill subdivision and down Mayo Lane creates hazardous driving conditions on KY3222 due to silt and soil erosion deposition and standing water across that road. The Mayo Lane runoff frequently causes transient flooding along the shoulder of KY3222 and carries debris,

**Canfield Subdivision Development
Community Queries for Oldham County Technical Review Committee Meeting
April 21 2021**

- brush, logs and large rocks which temporarily blocks KY3222 until cleared by county crews or local volunteers.
- b. Heavy rain storm water runoff down both sides of Hwy 1793 approaching the SR3222 intersection frequently carries debris including large boulders from the shoulder riprap out on to Hwy 1793 and into the intersection, creating impassable conditions for vehicular traffic until County crews can clear the way with bulldozers and backhoes.
 - c. Overflow for the Rivers Landing "lake in the old sand quarry" has been recently redirected into Huckleberry Creek which results in drainage on to the land parcel of the subdivision development.
 - d. Past County efforts to correct persistent storm runoff roadside drainage problems along Oldham Acres Road have been unsuccessful and additional planned work has encountered recurrent delays. Residents have documentation of reports made to the County regarding the problems.
 - i. The 2 ft diameter driveway culvert at address 14509 has been washed completely out of the ground several times, and the surrounding area severely eroded where the water runs across the road at the Huckleberry Lane culvert. Oldham Acres Road has become inundated and temporarily impassible 5 times in the recent past from water coming over the road at Huckleberry Lane, disrupting vehicle access to both Huckleberry Road and Riverside Drive.
 - ii. The upper culvert at Oaks Way is too small such that it recurrently clogs with logs and debris.
 - iii. There are three locations across the back of the 14513 property where runoff comes across from the development parcel; one stream coming from Huckleberry Road, one which empties into the Huckleberry Creek, and one which runs along the border of the property. All of these drainage paths are affected by the Oaks Way culvert runoff area, which the County has advised is "not up to code", but not planned for any improvement.
3. Sewage Considerations - Please discuss measures that will be implemented to ensure no detrimental near and long term effects from 94 separate septic systems on the existing fresh water well quality and functionality for those current community residents served by private wells? What steps will be taken to assure proper sewage issues are in place for safe and responsible sewage treatment in perpetuity?

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Other Matters

1. Please discuss aspects of the open space areas in both Tract 1 and Tract 2 of the subdivision preliminary plan to include:
 - a. Measures to be employed by the developer to maintain acceptable appearance and condition of these areas until subdivision completion. In particular, seasonal flooding often brings in large amounts of debris to these areas which remains when the flood waters recede. Will the developer commit to the clean up and removal of this debris following each flooding event and for the duration of the construction phase?
 - b. Who (what entity) will be responsible in perpetuity for landscape maintenance of these designated open spaces on the plan such as for noxious weed control, haying/mowing and flooding debris cleanup and removal? Will this responsibility convey to the subdivision's homeowners association, and by what means such as in deed restrictions or covenants?
 - c. What restrictions in perpetuity will the developer institute to preclude these open space areas (designated on the plan in Tract 1 and 2) from being separately and subsequently subdivided and sold for additional development?
2. Please discuss the measures Oldham County will require of the developer to mitigate detrimental impacts of subdivision construction on the existing community as discussed throughout this document. For example:
 - a. Will the developer and builders agree to a limitation on the number of residences that can be concurrently under construction for the duration of the development's construction period until completion? The community recommends consideration of not more than 15 residences under construction at any time.
 - b. What measures will be employed to minimize construction phase disruption/disturbance/noise? Will the developer and builders agree to establish and observe "quiet hours" during which construction activities are prohibited?
3. Please discuss developer plans and Oldham County requirements regarding preservation of as much of the trees and natural beauty of the land as possible consistent with the stated objectives in the Oldham County Subdivision Planning Handbook and Oldham County Subdivision Regulations? The tree stands and canopy along Little Huckleberry Creek and behind residences along Harmony Village Road and Oldham Acres Road are of particular community interest and concern.

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4. Please discuss whether the developer has or will conduct an archaeological survey prior to development to ensure that any potential artifacts would be preserved with care and placed in a museum or entrusted to a historical society?
5. As with any new development, there will be an increased use of pesticides, herbicides, and other pollutants that the proposed development storm water runoff collection and detention basin plan will end up concentrating and distributing down to the residents of Riverside Drive. Please discuss how will these potential detrimental conditions be avoided or mitigated?
6. Please discuss measures which Oldham County require of the developer to preserve existing community "Dark Sky" conditions. Will the developer consider specifying that all subdivision street lights and residence exterior lighting be required to meet dark sky lighting design and certification standards such as approved by The International Dark-Sky Association?